




Metro Outer Joint Development Assessment Panel Minutes

Meeting Date and Time: Thursday, 1 June 2023; 9:30am
Meeting Number: MOJDAP/252
Meeting Venue: Electronic Means

This DAP meeting was conducted by electronic means (Zoom) open to the public rather than requiring attendance in person

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Mr Eugene Koltasz 
Presiding Member, Metro Outer JDAP



Attendance

DAP Members

Mr Eugene Koltasz (Presiding Member)
Ms Karen Hyde (Deputy Presiding Member)
Mr Jason Hick (Third Specialist Member)

Item 8.1 & 8.2

Cr Lauren Strange (Local Government Member, Shire of Serpentine Jarrahdale)
Cr Michelle Rich (Local Government Member, Shire of Serpentine Jarrahdale)

Item 8.3

Cr Lorna Buchan (Local Government Member, City of Rockingham)
Cr Mark Jones (Local Government Member, City of Rockingham)

Officers in attendance

Item 8.1 & 8.2

Mr Andrew Trosic (Shire of Serpentine Jarrahdale)
Ms Helen Maruta (Shire of Serpentine Jarrahdale)
Mr Ryan Fleming (Shire of Serpentine Jarrahdale)

Item 8.3

Mr Mike Ross (City of Rockingham)
Ms Nyah Cheater (City of Rockingham)

Minute Secretary

Ms Ashlee Kelly (DAP Secretariat)

Applicants and Submitters

Item 8.1


Mr Nathan Stewart (Rowe Group)
Mr Kieran McGovern (Rowe Group)
Mr Paul Nguyen (Shawmac)
Ms Lara Iozzi (Spagnolo Developments)
Mr Marc Spagnolo (M & L Realty)

Item 8.2

Mr Tom Hockley (Allerding & Associates)
Mr Bill Marshall (Edenlife)

Item 8.3

Mr Leigh Caddy (Element Advisory Pty Ltd)
Mr Daniel Panickar (Ecological Australia)

Mr Eugene Koltasz 
Presiding Member, Metro Outer JDAP



Members of the Public / Media

There was 1 member of the public in attendance.

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9.37am on 1 June 2023 and acknowledged the traditional owners and paid respect to Elders past and present of the land on which the meeting was being held.

The Presiding Member announced the meeting would be run in accordance with the DAP Standing Orders 2020 under the *Planning and Development (Development Assessment Panels) Regulations 2011*.

1.1 Announcements by Presiding Member

The Presiding Member advised that in accordance with Section 5.16 of the DAP Standing Orders 2020 which states 'A person must not use any electronic, visual or audio recording device or instrument to record the proceedings of the DAP meeting unless the Presiding Member has given permission to do so.', the meeting would not be recorded.

This meeting was convened via electronic means (Zoom). Members were reminded to announce their name and title prior to speaking.

2. Apologies

Nil

3. Members on Leave of Absence

Nil


4. Noting of Minutes

DAP members noted that signed minutes of previous meetings are available on the [DAP website](#).

5. Declaration of Due Consideration

The Presiding Member noted that an addendum to the agenda was published to include details of further information received by the responsible authority in relation to Item 8.2, received on 31 May 2023.

All members declared that they had duly considered the documents.

Mr Eugene Koltasz 
Presiding Member, Metro Outer JDAP



6. Disclosure of Interests

In accordance with section 2.4.9 of the DAP Code of Conduct 2017, DAP Member, Cr Michelle Rich and Cr Lauren Strange, declared that they participated in a prior Council meeting in relation to the application at Items 8.1 & 8.2. However, under section 2.1.2 of the DAP Code of Conduct 2017, Cr Rich and Cr Strange acknowledged that they are not bound by any previous decision or resolution of the local government and undertakes to exercise independent judgment in relation to any DAP application before them, which will be considered on its planning merits.

In accordance with section 2.4.9 of the DAP Code of Conduct 2017, DAP Member, Cr Lorna Buchan and Cr Mark Jones, declared that they participated in a prior Council meeting in relation to the application at item 8.3. However, under section 2.1.2 of the DAP Code of Conduct 2017, Cr Buchan and Cr Jones acknowledged that they are not bound by any previous decision or resolution of the local government and undertakes to exercise independent judgment in relation to any DAP application before them, which will be considered on its planning merits.


In accordance with section 6.2 and 6.3 of the DAP Standing Orders 2020, the Presiding Member determined that the members listed above, who had disclosed an Impartiality Interest, were permitted to participate in the discussion and voting on the item.

7. Deputations and Presentations

- 7.1 Mr Paul Nguyen (Shawmac) addressed the DAP in support of the recommendation for the application at Item 8.1.
- 7.2 Ms Lara Iozzi (Spagnolo Developments) addressed the DAP in support of the recommendation for the application at Item 8.1.
- 7.3 Mr Nathan Stewart (Rowe Group) addressed the DAP in support of the recommendation for the application at Item 8.1.
- 7.4 The Shire of Serpentine Jarrahdale addressed the DAP in relation to the application at Item 8.1 and responded to questions from the panel.

The presentations at Items 7.1 – 7.4 were heard prior to the application at Item 8.1.

- 7.5 Mr Bill Marshall (Edenlife) addressed the DAP in support of the recommendation for the application at Item 8.2.
- 7.6 Mr Tom Hockley (Allerding & Associates) addressed the DAP in support of the recommendation for the application at Item 8.2 and responded to questions from the panel.

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- 7.7 The Shire of Serpentine Jarrahdale addressed the DAP in relation to the application at Item 8.2 and responded to questions from the panel.

The presentations at Items 7.5 - 7.7 were heard prior to the application at Item 8.2.

- 7.8 Mr Leigh Caddy (element) addressed the DAP in support of the recommendation for the application at Item 8.3 and responded to questions from the panel.

- 7.9 Mr Daniel Panickar (Ecological Australia) addressed the DAP in support of the recommendation for the application at Item 8.3 and responded to questions from the panel.

- 7.10 The City of Rockingham addressed the DAP in relation to the application at Item 8.3 and responded to questions from the panel.

The presentations at Items 7.8 - 7.10 were heard prior to the application at Item 8.3.

8. Form 1 – Responsible Authority Reports – DAP Applications

8.1 Lot 9511 Briggs Road, Byford

Development Description: Child Minding Centre
Applicant: Rowe Group
Owner: Pino Gangemi
Responsible Authority: Shire of Serpentine Jarrahdale
DAP File No: DAP/23/02452

REPORT RECOMMENDATION

Moved by: Ms Karen Hyde

Seconded by: Cr Michelle Rich

With the agreement of the mover and seconder the following amendments were made to the report recommendation as follows:

- (i) That Condition q be deleted.

REASON: The installation of a signalised pedestrian crossing was not considered appropriate given the relatively small number of users of the child-minding centre that would use it. Further the approval of another authority (Main Roads WA) would be required therefore the condition cannot be imposed under the approval of the MOJDAP.

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(ii) That a new Advice Note a be added to read as follows:

With regard to Conditions n. and o., if contributions have been received from the constituent lots created as part of WAPC reference 158666, no further contribution for the development will be required.

REASON: To ensure that the proponents do not have to pay for common infrastructure twice if the site subdivider makes the contribution as part of their subdivision approval conditions. It also ensures that the Council can seek a contribution as part of this development approval if the subdivider does not make the contributions.

(iii) That a new Advice Note b be added to read as follows:

With regard to Condition e. (i) and (ii), if the upgrades referred to in this Condition are completed as part of the subdivisional works required to be undertaken to implement the Subdivision Approval WAPC Ref: 158666, then no further infrastructure upgrades or contributions are required to satisfy this Condition.

REASON: To ensure the proponents and Council are aware that the subdivider that creates the subject site is responsible for the contributions and infrastructure upgrades.

That Council RESOLVES the following Responsible Authority Recommendation:

1. That the Metro Outer Joint Assessment Panel APPROVES the development application for the construction of a 'Child Minding Centre' at Lot 9511 Briggs Road, Byford subject to the following conditions:
 - a. The development is to be carried out in compliance with the plans and documentation listed below, except where amended by other conditions of this consent.

Plans and Specifications	Development Plans received at the Shire Offices on 22 February 2023 and 21 April 2023, dated February 2023. Updated Transport Impact Statement received at the Shire Offices on 21 April 2023, dated 20 April 2023. Environmental Acoustic Assessment dated 30 January 2023 received at the Shire Offices on 22 February 2023, dated 30 January 2023. Bushfire Management Plan received at the Shire's Offices on 22 February 2023, dated 22 February 2023.
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- b. The maximum number of children on the premises shall not exceed 110.\
- c. The operating hours shall be between 6:30am and 7:00pm, Monday to Friday.
- d. Prior to issue of a Building Permit, the subject lots being amalgamated to create one single allotment.

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- e. Prior to issue of a building permit, detailed plans being submitted to and approved by the Shire, depicting the following road and footpath infrastructure upgrades:
- (i) The full extension of Indigo Parkway to Briggs Road as a 'T' intersection with a median strip constructed up to Briggs Road;
 - (ii) The full extension of Caspian Chase as a 'T' intersection up to Briggs Road;
 - (iii) The existing footpath on Larsen Road being extended west across Briggs Road, then north to connect with the footpath infrastructure across the full frontage of the development site;
 - (iv) The 160m section of Very Poor Condition of Briggs Road from Caspian Chase south, being upgraded to match the upgrades occurring north of Caspian Chase, as shown on Drawing Number BYFGGC12-R01 (attachment 8). This includes a road upgrade to that section of road, to become a sealed, kerbed and drained road, with concrete footpath on the western side verge.

Once approved, the applicant must undertake and complete all infrastructure upgrade works prior of the commencement of the development's operations.

- f. Prior to the occupation of the development, vehicle parking areas, access ways and crossovers shall be designed, constructed, sealed, kerbed, drained and line marked in accordance with the approved plans and thereafter maintained to the satisfaction of the Shire of Serpentine Jarrahdale.
- g. A minimum of one car parking bay is to be provided and marked for the exclusive use of vehicles displaying government issued disabled parking permits. Such bay shall be located conveniently to the principal building entrance and designed in accordance with the relevant Australian Standard.
- h. Prior to issue of a Building Permit, the applicant shall submit a Noise Management Plan to the specifications and satisfaction of the Shire of Serpentine Jarrahdale. The Noise Management Plan shall be prepared to ensure appropriate measures are designed and implemented for the development to achieve compliance with the *Environmental Protection (Noise) Regulations 1997*, with particular regard to the following points:
- (i) The design of the wall on the west side of the carpark;
 - (ii) The management of outdoor play areas;
 - (iii) The management of indoor activities;
 - (iv) The design and shielding of mechanical plant;
 - (v) Parking arrangement for drop off before 7:00am.

Once approved, the Noise Management Plan shall be implemented in its entirety to the satisfaction of the Shire. The plan shall demonstrate the development incorporating all design and operational recommendations as specified within the Environmental Acoustic Assessment, to the satisfaction of the Shire of Serpentine Jarrahdale where associated with construction requirements integrated into plans submitted for a building permit.

- i. Prior to issue of a Building Permit, a Waste Management Plan shall be submitted to and approved by the Shire of Serpentine Jarrahdale. Once approved, the Waste Management Plan shall be implemented in its entirety to the satisfaction of the Shire.



- j. Prior to the issue of a Building Permit, a Landscape and Revegetation Plan shall be submitted to and approved by the Shire of Serpentine Jarrahdale. This is required to include the full extent of verge adjoining the development site. Once approved, the Landscape and Revegetation Plan shall be implemented in its entirety and maintained thereafter by the operator, to the Shire's satisfaction.
- k. Prior to the issue of a Building Permit, a Stormwater Management Plan shall be submitted to and approved by the Shire of Serpentine Jarrahdale. All stormwater shall be directed so stormwater is disposed of within the property. Direct disposal of stormwater onto the road, neighbouring properties, watercourses and drainage lines is not permitted. Stormwater may be managed through either soak wells, raingardens or a combination of the two.
- l. Prior to issue of a Building Permit, a Signage Strategy must be submitted to and approved by the Shire of Serpentine Jarrahdale. The Strategy shall demonstrate compliance with Local Planning Policy No 4.11 - Advertising Signs. Once approved, signage shall be displayed and maintained in accordance with the Strategy.
- m. Prior to occupation of the development, the provision of percent for art being provided in accordance with Local Planning Policy 1.6 - Public Art for Major Developments to the satisfaction of the Shire.
- n. Arrangements being made with the Shire of Serpentine Jarrahdale for the landowner/ applicant to contribute towards the costs of providing common infrastructure, as established through Amendment 208 (once gazetted) to Shire of Serpentine Jarrahdale Town Planning Scheme No. 2.
- o. Prior to issue of a Building Permit, the landowner/applicant contributing towards development infrastructure, pursuant to the Shire of Serpentine Jarrahdale Town Planning Scheme No. 2.
- p. Prior to issue of a Building Permit, a Construction Management Plan is to be submitted to and approved by the Shire of Serpentine Jarrahdale. The Plan should address the following matters:
- (i) Management of car parking, delivery vehicles and traffic associated with the construction of the development.
 - (ii) Management of dust and noise.

Advice Notes

- a. With regard to Conditions n. and o., if contributions have been received from the constituent lots created as part of WAPC reference 158666, no further contribution for the development will be required.
- b. With regard to Condition e. (i) and (ii), if the upgrades referred to in this Condition are completed as part of the subdivisional works required to be undertaken to implement the Subdivision Approval WAPC Ref: 158666, then no further infrastructure upgrades or contributions are required to satisfy this Condition.



AMENDING MOTION 1

Moved by: Mr Jason Hick

Seconded by: Mr Gene Koltasz

That Condition e be amended to read as follows:

Prior to issue of a building permit, detailed plans being submitted to and approved by the Shire, depicting the following road and footpath infrastructure upgrades:

- (i) The full extension of Indigo Parkway to Briggs Road as a 'T' intersection with a median strip constructed up to Briggs Road;*
- (ii) The full extension of Caspian Chase as a 'T' intersection up to Briggs Road;*
- ~~(iii) The existing footpath on Larsen Road being extended west across Briggs Road, then north to connect with the footpath infrastructure across the full frontage of the development site;~~*
- ~~(iv) The 160m section of Very Poor Condition of Briggs Road from Caspian Chase south, being upgraded to match the upgrades occurring north of Caspian Chase, as shown on Drawing Number BYFGGC12-R01 (attachment 8). This includes a road upgrade to that section of road, to become a sealed, kerbed and drained road, with concrete footpath on the western side verge.~~*

The Amending Motion was put and CARRIED (3/2).

For: Mr Gene Koltasz
Ms Karen Hyde
Mr Jason Hick

Against: Cr Lauren Strange
Cr Michelle Rich

REASON: The majority of the Panel considered that the footpath provision to Larsen Road and the upgrade of the 160 metre section Briggs Road was too onerous and not considered appropriate in the context of the child-minding centre development.

REPORT RECOMMENDATION (AS AMENDED)

That Council RESOLVES the following Responsible Authority Recommendation:

1. That the Metro Outer Joint Assessment Panel APPROVES the development application for the construction of a 'Child Minding Centre' at Lot 9511 Briggs Road, Byford subject to the following conditions:
 - a. The development is to be carried out in compliance with the plans and documentation listed below, except where amended by other conditions of this consent.

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Plans and Specifications	Development Plans received at the Shire Offices on 22 February 2023 and 21 April 2023, dated February 2023. Updated Transport Impact Statement received at the Shire Offices on 21 April 2023, dated 20 April 2023. Environmental Acoustic Assessment dated 30 January 2023 received at the Shire Offices on 22 February 2023, dated 30 January 2023. Bushfire Management Plan received at the Shire's Offices on 22 February 2023, dated 22 February 2023.
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- b. The maximum number of children on the premises shall not exceed 110.\
- c. The operating hours shall be between 6:30am and 7:00pm, Monday to Friday.
- d. Prior to issue of a Building Permit, the subject lots being amalgamated to create one single allotment.
- e. Prior to issue of a building permit, detailed plans being submitted to and approved by the Shire, depicting the following road and footpath infrastructure upgrades:
 - (i) The full extension of Indigo Parkway to Briggs Road as a 'T' intersection with a median strip constructed up to Briggs Road;
 - (ii) The full extension of Caspian Chase as a 'T' intersection up to Briggs Road;

Once approved, the applicant must undertake and complete all infrastructure upgrade works prior of the commencement of the development's operations.

- f. Prior to the occupation of the development, vehicle parking areas, access ways and crossovers shall be designed, constructed, sealed, kerbed, drained and line marked in accordance with the approved plans and thereafter maintained to the satisfaction of the Shire of Serpentine Jarrahdale.
- g. A minimum of one car parking bay is to be provided and marked for the exclusive use of vehicles displaying government issued disabled parking permits. Such bay shall be located conveniently to the principal building entrance and designed in accordance with the relevant Australian Standard.
- h. Prior to issue of a Building Permit, the applicant shall submit a Noise Management Plan to the specifications and satisfaction of the Shire of Serpentine Jarrahdale. The Noise Management Plan shall be prepared to ensure appropriate measures are designed and implemented for the development to achieve compliance with the *Environmental Protection (Noise) Regulations 1997*, with particular regard to the following points:
 - (i) The design of the wall on the west side of the carpark;
 - (ii) The management of outdoor play areas;
 - (iii) The management of indoor activities;
 - (iv) The design and shielding of mechanical plant;
 - (v) Parking arrangement for drop off before 7:00am.

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Once approved, the Noise Management Plan shall be implemented in its entirety to the satisfaction of the Shire. The plan shall demonstrate the development incorporating all design and operational recommendations as specified within the Environmental Acoustic Assessment, to the satisfaction of the Shire of Serpentine Jarrahdale where associated with construction requirements integrated into plans submitted for a building permit.

- i. Prior to issue of a Building Permit, a Waste Management Plan shall be submitted to and approved by the Shire of Serpentine Jarrahdale. Once approved, the Waste Management Plan shall be implemented in its entirety to the satisfaction of the Shire.
- j. Prior to the issue of a Building Permit, a Landscape and Revegetation Plan shall be submitted to and approved by the Shire of Serpentine Jarrahdale. This is required to include the full extent of verge adjoining the development site. Once approved, the Landscape and Revegetation Plan shall be implemented in its entirety and maintained thereafter by the operator, to the Shire's satisfaction.
- k. Prior to the issue of a Building Permit, a Stormwater Management Plan shall be submitted to and approved by the Shire of Serpentine Jarrahdale. All stormwater shall be directed so stormwater is disposed of within the property. Direct disposal of stormwater onto the road, neighbouring properties, watercourses and drainage lines is not permitted. Stormwater may be managed through either soak wells, raingardens or a combination of the two.
- l. Prior to issue of a Building Permit, a Signage Strategy must be submitted to and approved by the Shire of Serpentine Jarrahdale. The Strategy shall demonstrate compliance with Local Planning Policy No 4.11 - Advertising Signs. Once approved, signage shall be displayed and maintained in accordance with the Strategy.
- m. Prior to occupation of the development, the provision of percent for art being provided in accordance with Local Planning Policy 1.6 - Public Art for Major Developments to the satisfaction of the Shire.
- n. Arrangements being made with the Shire of Serpentine Jarrahdale for the landowner/ applicant to contribute towards the costs of providing common infrastructure, as established through Amendment 208 (once gazetted) to Shire of Serpentine Jarrahdale Town Planning Scheme No. 2.
- o. Prior to issue of a Building Permit, the landowner/applicant contributing towards development infrastructure, pursuant to the Shire of Serpentine Jarrahdale Town Planning Scheme No. 2.
- p. Prior to issue of a Building Permit, a Construction Management Plan is to be submitted to and approved by the Shire of Serpentine Jarrahdale. The Plan should address the following matters:
 - (i) Management of car parking, delivery vehicles and traffic associated with the construction of the development.
 - (ii) Management of dust and noise.



Advice Notes

- b. With regard to Conditions n. and o., if contributions have been received from the constituent lots created as part of WAPC reference 158666, no further contribution for the development will be required.
- b. With regard to Condition e. (i) and (ii), if the upgrades referred to in this Condition are completed as part of the subdivisional works required to be undertaken to implement the Subdivision Approval WAPC Ref: 158666, then no further infrastructure upgrades or contributions are required to satisfy this Condition.

The Report Recommendation (as amended) was put and CARRIED (3/2).

For: Mr Gene Koltasz
Ms Karen Hyde
Mr Jason Hick

Against: Cr Lauren Strange
Cr Michelle Rich

REASON: The majority of the Panel considered that the proposed Child-Minding Centre was generally consistent with the Planning Framework for the locality. Appropriate conditions have been imposed to ensure that the site is created as part of the current subdivision approval and site works now underway. Other conditions imposed will ensure that the Centre does not negatively impact on existing and future nearby and adjoining land uses.

8.2 Lots 59, 60,61 Briggs Road and Lots 62 Thomas Road, Byford

Development Description: Proposed Group Dwellings and Associated Communal Facilities (Lifestyle Village)
Applicant: Allering & Associates
Owner: Oyster Reef Holdings Pty Ltd/V G Hicks
Responsible Authority: Shire of Serpentine Jarrahdale
DAP File No: DAP/23/02460

REPORT RECOMMENDATION

Moved by: Ms Karen Hyde

Seconded by: Mr Gene Koltasz

With the agreement of the mover and seconder the following amendments were made to the report recommendation as follows:

- (i) That Condition d be amended to read as follows:

Prior to the issue of a Building Permit or approval of earthworks / civil plans (whichever comes first), updated development plans shall be submitted to and approved by the Shire of Serpentine Jarrahdale which depict the following being undertaken as part of the development:

- i. ~~A new footpath being extended on the eastern side verge of Briggs Road to link the development to the existing footpath on Larsen Road;~~*

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- ii. *The verge abutting the subject land being upgraded to an urban standard, to match the verge standard approved as part of the adjoining resident subdivision on the western side of the Briggs Rd;*
- iii. *The landscaping and drainage design of the multiuse corridor, in order to reflect the continuation of the design elements located western of the subject land, namely central living stream, offline vegetated swales, lighting and pathways;*
- iv. *Any structural adjustments required as a result of the updated Local Water Management Strategy.*

Once approved, the applicant must undertake and complete all infrastructure upgrade works prior of the commencement of the development's operations.

REASON: The condition was considered too numerous an imposition on the development and not appropriate given the section of footpath would serve the same function as existing footpaths already linking the development site to retail and social infrastructure in the locality and the Byford Town Centre.

- (ii) That a new Condition u be added to read as follows:

This noise sensitive development adjacent to a major transport corridor must implement measures to ameliorate the impact of transport noise. The development is to comply and implement the Edenlife Local Structure Plan Lot 59 to 62 Briggs Street, Byford Road Traffic and Freight Rail (SPP 5.4) Acoustic Assessment, date 3 March 2023, Document Reference 30740-1-22320 prepared by Herring Storer at all times.

REASON: To ensure the acoustic requirements are implemented in accordance with State Planning Policy 5.4 – Road and Rail Noise.

- (iii) That a new Condition v be added to read as follows:


Prior to occupation of the development, certification from a qualified acoustic consultant being submitted, confirming that the recommendations of the approved acoustic report as detailed in condition 1 have been implemented to the satisfaction of the Shire Serpentine Jarrahdale.

REASON: To ensure the acoustic requirements are implemented in accordance with State Planning Policy 5.4 – Road and Rail Noise.

- (iv) That a new Condition w be added to read as follows:

Prior to occupation of the development, a 2.4 m High Noise wall is to be constructed in accordance with the approved acoustic report. This wall must be contained within the subject site.

REASON: To ensure the acoustic requirements are implemented in accordance with State Planning Policy 5.4 – Road and Rail Noise.

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- (v) That a new Condition x be added to read as follows:

A notification, pursuant to Section 70A of the Transfer of Land Act 1893 is to be placed on the Certificate(s) of Title of the proposed development. The notification is to state:

'The lots are situated in the vicinity of a transport corridor and are currently affected or may in the future be affected by transport noise.'

REASON: To ensure the acoustic requirements are implemented in accordance with State Planning Policy 5.4 – Road and Rail Noise.

- (vi) That a new Condition y be added to read as follows:

Stormwater not exceeding pre-development flows shall not be discharged into the Thomas Road reserve or the future widened road reservation to the satisfaction of the Shire of Serpentine Jarrahdale on advice from Main Roads WA.

REASON: To ensure there is sufficient capacity in the Thomas Road stormwater network to accommodate its requirements. This is a standard requirement for development adjacent to a State Road.

- (vii) That a new Condition z be added to read as follows:

No waste collection is permitted from Thomas Road or the widened road reservation.

REASON: for public safety.

- (viii) That a new Condition aa be added to read as follows:


No works are permitted within the Thomas Road Reservation unless Main Roads has issued a Working on Roads Permit.

REASON: Public safety and reflects the approval process for works.

- (ix) That a new Advice Note a be added to read as follows:

The applicant is required to submit an application form to undertake works within the Thomas Road road reserve prior to undertaking any works within that road reserve. Application forms and supporting information about the procedure can be found on the Main Roads website > Technical & Commercial > Working on Roads.

REASON: Approval for works within the Thomas Road reserve requires the approval of Main Roads WA.

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REPORT RECOMMENDATION (AS AMENDED)

That the Metro Outer Development Assessment Panel resolves to:

1. APPROVE DAP Application DAP/23/02460 and accompanying plans (**attachment 1**) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of Shire of Serpentine Jarrahdale Town Planning Scheme No. 2 subject to the following conditions:
 - a. The development is to be carried out in compliance with the plans and documentation listed below and endorsed with the Shire of Serpentine Jarrahdale stamp, except where amended by other conditions of this consent.

Plans and Specifications	<p>Development Plans (P1) dated 19 April 2023.</p> <p>Bushfire Management Plan (P2) dated 3 March 2023.</p> <p>SPP5.4 Acoustic Assessment (P3) dated 3 March 2023.</p> <p>Stormwater Management Strategy (P4) dated February 2023.</p> <p>Transport Impact Statement (P5) dated 20 April 2023.</p>
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- b. Prior to the issue of a Building Permit, an amended Local Water Management Strategy is to be prepared by the applicant to the satisfaction of the Shire, on advice of the DWER. The amended Local Water Management Strategy is required to:
 - i. Incorporate the approved development design structure;
 - ii. Include details on the expected volumes of stormwater runoff generated from the development design;
 - iii. Include clear quantification calculation to inform the land required for stormwater conveyancing and storage;
 - iv. Include cross-sections of stormwater infrastructure and how proposed open space is to be irrigated.

If the amended Local Water Management Strategy requires structural changes to the layout of the development, these are required to be reflected in the plans which are taken forward to physical construction of the development.
 - c. Prior to issue of a Building Permit and subsequent to condition (b) being complied with, an updated Urban Water Management Plan shall be submitted to and approved by the Shire of Serpentine Jarrahdale. This is required to address the following aspects to the satisfaction of the Shire:
 - i. The capacity of the drainage infrastructure, including contingency for significant storm events;
 - ii. How the swales will direct water through obstacles such as road reserves, driveways and the acoustic wall on the north lot boundary;
 - iii. The location of the southern row of dwellings being positioned in the floodway of the drain to the south of site;
 - iv. The management measures to be employed to ensure water quality is maintained;
 - v. How much fill is necessary to be imported into site; and

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- vi. What measures will be in place to ensure the survivability or replacement of vegetation within the swales and 'rain gardens'.

Once approved, development shall be in accordance with the Urban Water Management Plan.

- d. Prior to the issue of a Building Permit or approval of earthworks / civil plans (whichever comes first), updated development plans shall be submitted to and approved by the Shire of Serpentine Jarrahdale which depict the following being undertaken as part of the development:
- i. The verge abutting the subject land being upgraded to an urban standard, to match the verge standard approved as part of the adjoining resident subdivision on the western side of the Briggs Rd;
 - ii. The landscaping and drainage design of the multiuse corridor, in order to reflect the continuation of the design elements located western of the subject land, namely central living stream, offline vegetated swales, lighting and pathways;
 - iii. Any structural adjustments required as a result of the updated Local Water Management Strategy.

Once approved, the applicant must undertake and complete all infrastructure upgrade works prior of the commencement of the development's operations.

- e. Prior to issue of a Building permit, engineering drawings and specifications for the construction of internal roads, parking areas, circulation areas and detailing the connection with the existing Briggs Road are to be submitted and approved by the Shire of Serpentine Jarrahdale. Once approved, the applicant must undertake and complete all works prior of the commencement of the development's operations.
- f. Prior to the issue of a Building Permit, the applicant to provide an artwork concept for consideration and approval, which reflects the Local Planning Policy 1.6 - Public Art for Major Development, to the satisfaction of the Shire of Serpentine Jarrahdale.
- g. Prior to issue of a Building Permit, a Tree Survey and Landscape Management Plan shall be submitted to and approved by the Shire of Serpentine Jarrahdale. The Landscape Management Plan must also demonstrate detailed design for the Multiple Use Corridor, as referenced by condition c(iii) above. Once approved, the Landscape Management Plan shall be implemented and maintained thereafter to the satisfaction of the Shire of Serpentine Jarrahdale.
- h. Prior to issue of a Building Permit, a Schedule of Colours and Materials shall be submitted for approval for the communal buildings and for the future housing options. Once approved, development shall be constructed in accordance with the approved Schedule of Colours and Materials.
- i. Prior to issue of a Building Permit, a Local Development Plan shall be submitted to the Shire of Serpentine Jarrahdale including the layout of each lot and any proposed variations to State Planning Policy 7.3 Residential Design Codes (Volume 1).



- j. Prior to issue of a Building Permit, drawings and specifications of the 2.4m noise wall is to be submitted to the Shire of Serpentine Jarrahdale for approval. The noise wall must demonstrate the 'Internal and External Noise Target of State Planning Policy 5.4 Road and Rail Noise' being achieved at all times. Once approved, the noise wall must be fully constructed prior to operation of the development.
- k. Prior to issuing of a Building Permit, arrangements being made with the Shire of Serpentine Jarrahdale to the satisfaction of the Western Australian Planning Commission, for the landowner/applicant to contribute towards the costs of providing community and/or common infrastructure, as established through Amendment 208 (when gazetted) to the Shire of Serpentine Jarrahdale Local Planning Scheme No. 2.
- l. The landowner/applicant contributing towards development infrastructure provisions, pursuant to the Shire of Serpentine Jarrahdale Local Planning Scheme No. 2.
- m. Prior to occupation, vehicle parking, manoeuvring and circulation areas shall be suitably constructed, sealed (asphalt, concrete or brick pavers), drained, kerbed, marked (including disabled bays) and thereafter maintained.
- n. Prior to issue of a Building Permit, a Waste Management Plan shall be submitted to and approved by the Shire of Serpentine Jarrahdale. The Plan must demonstrate how bin collection by private contractor means will be undertaken at all times, given the design of the movement network restricts access by Shire refuse vehicles. Once approved, the Waste Management Plan shall be adhered to at all times.
- o. Prior to the issue of a Building Permit, plans shall be provided demonstrating an additional emergency access way for residents to the northern portion of the site to Briggs Road. Once approved, the emergency access way shall be constructed in accordance with the approved plans prior to the completion of the works.
- p. Prior to issue of a Building Permit, the subject lands are to be amalgamated.
- q. Upon full development and landscaping of the Multiple Use Corridor which is required prior to the commencement of development operation, the Multiple Use Corridor shall be ceded to the Shire at the cost of the applicant, via a subdivision process.
- r. Prior to commencement of works, a Lighting Plan shall be submitted to and approved by the Shire of Serpentine Jarrahdale. The Lighting Plan shall ensure lighting aligns with expected amenity within a residential area at all times, including the Multiple Use Corridor and footpath link to Larsen Road. Once approved, the Lighting Plan shall be adhered to at all times.



- s. Prior to the issue of a Building Permit, a revised Traffic Impact Statement shall be submitted to and approved by the Shire of Serpentine Jarrahdale. The revised Traffic Impact Statement shall provide detailed designs of the following:
- i. Design of trailer and caravan parking areas;
 - ii. Pedestrian connection points to the surrounding Byford network;
 - iii. Design of pedestrian, gopher and cycling facilities; and
 - iv. Turning templates provided and provision made for the safe manoeuvring of waste vehicles.
- t. Prior to the issue of a Building Permit, an updated Bushfire Management Plan shall be prepared and submitted to the Shire for its assessment and approval, based on advice from the Department of Fire and Emergency Services. This is required to depict:
- i. the location of the clubhouse being swapped with the location of the bowling green, such that the former is locations outside of the flame zone area;
 - ii. re-examination of vegetation plots and any associated updates to the contour mapping;
 - iii. a development wide fire response and evacuation plan which details the arrangements for evacuation during an emergency, as well as the consideration for prioritising the most vulnerable residents to locations furthest away from the eastern adjoining reserve.
- u. This noise sensitive development adjacent to a major transport corridor must implement measures to ameliorate the impact of transport noise. The development is to comply and implement the Edenlife Local Structure Plan Lot 59 to 62 Briggs Street, Byford Road Traffic and Freight Rail (SPP 5.4) Acoustic Assessment, date 3 March 2023, Document Reference 30740-1-22320 prepared by Herrin Storer at all times.
- v. Prior to occupation of the development, certification from a qualified acoustic consultant being submitted, confirming that the recommendations of the approved acoustic report as detailed in condition 1 have been implemented to the satisfaction of the Shire Serpentine Jarrahdale.
- w. Prior to occupation of the development, a 2.4 m High Noise wall is to be constructed in accordance with the approved acoustic report. This wall must be contained within the subject site.
- x. A notification, pursuant to Section 70A of the Transfer of Land Act 1893 is to be placed on the Certificate(s) of Title of the proposed development. The notification is to state:
- ‘The lots are situated in the vicinity of a transport corridor and are currently affected or may in the future be affected by transport noise.’
- y. Stormwater not exceeding pre-development flows shall not be discharged into the Thomas Road reserve or the future widened road reservation to the satisfaction of the Shire of Serpentine Jarrahdale on advice from Main Roads WA.
- z. No waste collection is permitted from Thomas Road or the widened road reservation.



- aa. No works are permitted within the Thomas Road Reservation unless Main Roads has issued a Working on Roads Permit.

Advice Notes

- a. The applicant is required to submit an application form to undertake works within the road reserve prior to undertaking any works within the road reserve. Application forms and supporting information about the procedure can be found on the Main Roads website > Technical & Commercial > Working on Roads.

The Report Recommendation was put and CARRIED (3/2).


For: Mr Gene Koltasz
Ms Karen Hyde
Mr Jason Hick

Against: Cr Lauren Strange
Cr Michelle Rich

REASON: The majority of the Panel considered that the proposed development is consistent with the Planning Framework for the locality as outlined in Local Planning Scheme No. 3 and the Local Structure Plan specifically adopted for the site. The development will provide for aged or dependent dwellings that will help meet the needs for ageing residents in the Byford locality. Conditions have been imposed that will help ensure that the development does not negatively impact on the locality and nearby properties.

Cr Lauren Strange and Cr Michelle Rich (Local Government Members, Shire of Serpentine Jarrahdale) left the panel at 11.17am.

Cr Lorna Buchan and Cr Mark Jones (Local Government Members, City of Rockingham) joined the panel at 11.17am.

Mr Eugene Koltasz 
Presiding Member, Metro Outer JDAP



8.3 Lot 13 (No.15) Venture Place, East Rockingham

Development Description: Proposed Fuel Depot (Diesel Fuel Storage Facility)
Applicant: Element Advisory Pty Ltd
Owner: Rockingham1 Pty Ltd
Responsible Authority: City of Rockingham
DAP File No: DAP/23/02442

REPORT RECOMMENDATION

Moved by: Cr Lorna Buchan

Seconded by: Cr Mark Jones

That the Metro Outer Joint Development Assessment Panel resolves to:


That Council **ADOPTS** the Responsible Authority Report for the application for a Fuel Depot (Diesel Fuel Storage Facility) Development at Lot 13 (No.15) Venture Place, East Rockingham, contained as Attachment 1 as the report required to be submitted to the Presiding Member of the Metro Outer Joint Development Assessment Panel pursuant to Regulation 12 of the *Planning and Development (Development Assessment Panels) Regulation 2011*, which REQUESTS that the Metro Outer Joint Development Assessment Panel defers until 18 August 2023, in accordance with section 5.10.1a of the DAP Standing Orders 2020, for the following reasons:-

1. Advice is required from the Department of Fire and Emergency Services' Hazardous Materials Team in relation to the risks and hazardous management associated with the proposed Fuel Depot.
2. Further information and justification is required from the Applicant which demonstrates how the proposed Fuel Depot will achieve compliance with State Planning Policy No.3.7 - *Planning in Bushfire Prone Areas*, and the 'Guidelines for Planning in Bushfire Prone Areas', in consultation with the Department of Fire and Emergency Services.

The Report Recommendation was put and LOST (2/3).

For: Cr Lorna Buchan
Cr Mark Jones

Against: Mr Gene Koltasz
Ms Karen Hyde
Mr Jason Hick

Mr Eugene Koltasz 
Presiding Member, Metro Outer JDAP



ALTERNATE MOTION

Moved by: Mr Jason Hick

Seconded by: Mr Gene Koltasz

That the Metro Outer Joint Development Assessment Panel resolves to:

Approve DAP Application reference DAP/23/02442 and accompanying plans:

- Site Plan, Drawing No.P-02, Rev-A6, dated 27 April 2023;
- Elevations and Shed Plan, Drawing No.P-03, Rev-A4, dated 1 February 2023;
- Gantry and Fuel Delivery Point Details, Drawing No.P-04, Rev-A4, dated 1 February 2023;

in accordance with Clause 68 of the Planning and Development (Local Planning Schemes) Regulations 2015 and the provisions of clause 68(2)(b) of the deemed provisions of the City of Rockingham Town Planning Scheme No. 2, subject to the following conditions:

Conditions

1. This decision constitutes Development Approval only and is valid for a period of 4 years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
2. This Development Approval is for the storage and sale in bulk of diesel fuel only.
3. Earthworks over the site associated with the development must be stabilised to prevent sand or dust blowing off the site, and appropriate measures must be implemented within the time and in the manner directed by the City of Rockingham in the event that sand or dust is blown from the site.
4. The vehicle crossovers are to be designed and constructed in accordance with the City's Specification for the Construction of Commercial/Industrial Crossovers.
5. Prior to applying for a Building Permit, signage details must be submitted to the satisfaction of the City of Rockingham demonstrating that the following maximum luminance values have been adhered to;
 - Daytime - 6,000 cd/m²
 - Dawn/Dusk - 600 cd/m²
 - Night - 300 cd/m²

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6. The carpark must:
 - (i) provide a minimum of 3 car parking spaces;
 - (ii) be designed, constructed, sealed, kerbed, drained and marked in accordance with User Class 2 of Australian/ New Zealand Standard AS/NZS 2890.1:2004, Parking facilities, Part 1: Off-street car parking prior to applying for a Building Permit;
 - (iii) provide one (1) car parking space(s) dedicated to people with a disability, which are designed, constructed, sealed, kerbed, drained and marked in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009, Parking facilities, Part 6: Offstreet parking for people with disabilities and which are linked to the main entrance of the development by a continuous accessible path of travel designed and constructed in accordance with Australian Standard AS 1428.1—2009, Design for access and mobility, Part 1: General Requirements for access—New building work;
 - (iv) be constructed, sealed, kerbed, drained and marked prior to the development being occupied and maintained thereafter; and
 - (v) comply with the above requirements for the duration of the development.
7. Prior to applying for a Building Permit, a Landscaping Plan to the satisfaction of the City of Rockingham must be prepared and must include the following detail:
 - (i) the location, number and type of existing and proposed trees and shrubs, including calculations for the landscaping area;
 - (ii) any lawns to be established and areas to be mulched;
 - (iii) those areas to be reticulated or irrigated; and
 - (iv) proposed upgrading to landscaping, paving and reticulation of the street setback area and all verge areas. The landscaping, paving and reticulation must be completed prior to the occupation of the development, and must be maintained at all times to the satisfaction of the City of Rockingham for the duration of the development.
8. Prior to applying for a Building Permit, an on-site Stormwater Management Plan must be prepared and approved to the satisfaction of the City of Rockingham. The proposed stormwater system is to be designed, constructed and managed in accordance with the Decision process for stormwater management in WA (DWER 2017) and the Stormwater Management Manual for Western Australia (DWER, 2022), including Chapter 9, section 6.2 Hydrocarbon management. As a minimum, stormwater must pass through oil-water separators for hydrocarbon removal. All stormwater generated by the development must also be managed in accordance with the City's Local Planning Policy No.3.4.3 – Urban Water Management.
9. Prior to applying for a Building Permit, a bin storage area must be designed with a size suitable to service the development and screened from view of the street to the satisfaction of the City of Rockingham. The bin storage area must be constructed prior to the occupation of the development and must be retained and maintained in good condition for the duration of the Development.
10. All development works, including drainage and landscaping, within the development site and Venture Place must be designed and constructed to the satisfaction of the City of Rockingham.



11. Prior to the commencement of the development, the applicant/landowner must have a soil contamination assessment completed (within the railway reserve) by a suitably qualified professional and at the expense of the applicant/landowner, in consultation with the Public Transport Authority and the Department of Water and Environmental Regulation, to the satisfaction of the City of Rockingham.
12. The buildings and structures on site must be designed, constructed and maintained to BAL-29 as specified in Australian Standard AS3959-2009: Construction of Buildings in Bushfire-Prone Areas (AS3959). The building must be maintained in accordance with the specified requirements of the BAL for the duration of the development.
13. Prior to applying for a Building Permit, the Bushfire Management Plan prepared by Ecological Australia, dated 1 February 2023, shall be updated to:
 - (i) Classify the vegetation within the railway reserve south of the subject site in consultation with the Department of Fire and Emergency Services; to the satisfaction of the City of Rockingham;
 - (ii) Provide supporting information to demonstrate compliance with Element 3 – Vehicular Access of the Bushfire Protection Criteria; and
 - (ii) Provide confirmation that the subject site has been connected to reticulated water to demonstrate compliance with Element 4 - Water of the Bushfire Protection Criteria. The Bushfire Management Plan must thereafter be implemented and maintained at all times to the satisfaction of the City of Rockingham.
14. Prior to applying for a Building Permit, the Applicant must obtain advice, regarding the proposed development, from the Hazardous Materials (HazMat) Team at the Department of Fire and Emergency Services. Any requirements outlined by the HazMat Team must be fulfilled to the satisfaction of the City of Rockingham.
15. Prior to occupation of the development, the Asset Protection Zone (APZ), as depicted in Figure 6 of the Bushfire Management Plan prepared by Eco Logical (as reviewed), must be installed on the site in accordance with the following requirements:
 - (a) maximum Fine Fuel Load of 2 tonnes per hectare;
 - (b) tree trunks at maturity must be a minimum distance of 6 metres from all elevations of the building and tree canopies at maturity must be 5 metres apart;
 - (c) shrubs must not be located within 3 metres of a building;
 - (d) Grass must be managed to maintain a height of 100mm or less;
 - (e) fences and sheds must be constructed of non-combustible material; and
 - (f) sheds must not contain flammable materials.The APZ must be maintained in accordance with these requirements and in a good and safe condition for the duration of the development.



16. Prior to the occupation of the development, the recommendations in the Bushfire Risk Management Plan prepared by Eco Logical, dated 1 February 2023, shall be implemented in the design, construction and ongoing operation of the development at all times to the satisfaction of the City of Rockingham including but not limited to the following requirements:
 - (i) The facility is to be fitted with a monitored alarm system, and fire extinguishers/hydrants are to be provided at various locations within the subject site.
 - (ii) Emergency stop buttons and Spill Response Kits are to be installed in the locations where fuel transfer takes place.
 - (iii) An Emergency Management Plan for the subject site is to be prepared to the satisfaction of the Department of Fire and Emergency Services, identifying evacuation triggers and depicting muster points on-site.
17. Prior to occupation of the development, pavement line-marking must be provided to identify the truck parking area adjacent to the fuel delivery point, outside of the extent of the Emergency Access Way.
18. Vehicles must not park within the Emergency Access Way and must not enter/exit Day Road via the Emergency Access Way, unless for emergency purposes, at any time for the duration of the development.
19. Prior to occupation of the development, a fence must be constructed, at the Applicant/Owner's cost, along the shared boundary of the development site and the railway reserve, in accordance with the Public Transport Authority requirements; to the satisfaction of the City of Rockingham.
20. Any fuel transported to/from the site, as well as fuel being stored on the site, must not leak into the ground of the development site, being Lot 13 (No.15) Venture Place, East Rockingham, or any adjoining land at any time. On-going monitoring must be undertaken by the landowner to ensure all fuel is contained within the fuel containers on site in accordance with the requirements of the Department of Water and Environmental Regulation and the Department of Mining, Industrial Regulation and Safety; to the satisfaction of the City of Rockingham.

Advice Notes

1. The applicant is responsible for protecting any existing City streetscape assets along Venture Place during the course of the project. This includes any existing streetscape lighting, grated gully pits, side entry pits, kerbing, footpaths, grated, trees, turf etc. If any damage is caused to the existing assets (identified to be retained), they must be rectified to the satisfaction of the Manager Land and Development Infrastructure. It is recommended that a photographic dilapidation report is undertaken by the applicant, to record the current condition of these assets.
2. Street trees must be in accordance with the City's standard for street tree planting and to the Utility's Providers Code of Practice for Western Australia, 1 June 2015.

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3. With regard to Condition No.5, Main Roads Western Australia's Policy and Application Guidelines for Advertising Signs provides recommendations on the maximum values for luminance under varying ambient lighting conditions.
4. The applicant is advised that in respect of Condition 9, a Stormwater Management Plan will require compliance with Planning Policy 3.4.3 - Urban Water Management. The applicant is encouraged to discuss the specific policy requirements with the City prior to the submission of the plan. The Stormwater Management Plans ensure any rainwater drainage reserves, basins or swales are to be cleared (infiltrated) within 96 hours to prevent mosquito and midge breeding.
5. With regard to Condition No.10, engineering drawings for works within the development site and along the existing road reserves must be submitted to the City of Rockingham as part of the Application for Building Permit.
6. A Building Permit is required to be obtained from the City of Rockingham prior to any building work commencing; a certified application (BA1 form) is required to be submitted. It is recommended the proponent engage a private Building Surveyor for further advice.
7. The disposal of wastewater on-site must be with the approval of the City; the applicant and owner should liaise with the City's Health Services in this regard
8. A Sign Permit must be obtained for any advertising associated with the development, including signage painted on the building; the applicant and owner should liaise with the City's Building Services in this regard.
9. With respect to the Landscape Plan, the applicant/owner should liaise with the City's Land Infrastructure and Development Services for further information in this regard.
10. With regard to Condition No.20, a Works Approval for the development, being a Fuel Depot (Diesel Fuel Storage Facility), a Prescribed Premises listed under Category 73 - Bulk Storage of Chemicals, must be obtained from the Department of Water and Environmental Regulation.
11. A Dangerous Goods Site License must be obtained from the Department of Mines, Industry Regulation and Safety, as the proposed development involves a manifest quantity above 100kL.
12. The development must comply with the Environmental Protection (Noise) Regulations 1997; contact the City of Rockingham's Health Services in this regard.
13. Where a development approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) of the Planning and Development (Development Assessment Panels) Regulations 2011.



The Alternate Motion was put and CARRIED (3/2).

For: Mr Gene Koltasz
Ms Karen Hyde
Mr Jason Hick

Against: Cr Lorna Buchan
Cr Mark Jones

REASON: The majority of the Panel considered that the proposed development of a Diesel Fuel Storage Facility on the site was generally consistent with the Planning Framework for the locality and the General Industry Zoning under City of Rockingham Town Planning Scheme No. 2.

Due consideration was given to the absence of a specific response to the development from DFES and its HAZMAT team however the majority of the Panel was satisfied that conditions recommended and adopted in the above approval resolution offer sufficient requirements to obtain those responses from DFES prior to commencing development to the satisfaction of the Council.


9. Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval

Nil

10. State Administrative Tribunal Applications and Supreme Court Appeals

The Presiding Member noted the following SAT Applications -

File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/22/02346 DR47/2023	City of Joondalup	8 Elcar Lane, Joondalup	Two Storey Mixed Used Development	17/03/2022
DAP/18/01543 DR 75/2022	City of Joondalup	Lot 649 (98) O'Mara Boulevard, Iluka	Commercial development	02/05/2022
DAP/21/02036 DR236/2022	City of Swan	Lot 97 (31) & 817 (47) Lakes Road, Hazelmere	Proposed Construction of a Logistics Depot with Ancillary Office Area	23/12/2022
DAP/22/02394 DR69/2023	City of Mandurah	Lot 9124 Cobaki Brace, Lakelands	Proposed Bulky Goods Showroom	28/04/2023

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11. General Business

The Presiding Member announced that in accordance with Section 7.3 of the DAP Standing Orders 2020 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.

12. Meeting Closure

There being no further business, the Presiding Member declared the meeting closed at 12.08pm.

Mr Eugene Koltasz 
Presiding Member, Metro Outer JDAP